

ADDENDUM
To
Hamilton wetland restoration plan
volume II: Final EIR/EIS 1998
&
Supplemental Environmental Impact Report-Environmental Impact
Statement for the Bel Marin Keys Unit V Expansion of the
Hamilton Wetland Restoration Project 2003

Novato, Marin County, California

State Coastal Conservancy



September 2010

INTRODUCTION

Purpose

This document is an addendum to the Environmental Impact Report-Environmental Impact Statement for the Hamilton Wetland Restoration Project prepared by Jones and Stokes, dated December 1998 (EIR/EIS), and the Supplemental Environmental Impact Report-Environmental Impact Statement for the Bel Marin Keys Unit V Expansion of the Hamilton Wetland Restoration Project prepared by Jones and Stokes, dated [insert date] (SEIR/SEIS) and is prepared pursuant to the California Environmental Quality Act of 1970 (California Public Resources Code (P.R.C.) §§ 21000-21177), as amended, and the CEQA Guidelines (California Code of Regulations (C.C.R.) title 14, §§ 15000-15387) as amended.

The Hamilton Wetland Restoration Project is proposed to be modified to include the conversion of a decommissioned water treatment building to a plant nursery. The decommissioned water treatment building is adjacent to the former Hamilton Army Airfield property, now owned by the State Coastal Conservancy, and a closed municipal waste landfill ("Landfill 26") owned by the U.S. Army (see Figure 2 below). The plant nursery will be used by the Corps for growing native plants for installation on the former Army Airfield, as a part of the Hamilton Wetland Restoration Project (HWRP).

The EIR/EIS and the SEIR/SEIS do not identify this proposed conversion. Accordingly, in August 2010, the U. S. Army Corps of Engineers (Corps), San Francisco District prepared an Environmental Assessment (EA) pursuant to the National Environmental Policy Act (NEPA) and an Initial Study pursuant to the California Environmental Quality Act (CEQA) for the conversion of the decommissioned water treatment building to a plant nursery. The EA/IS concludes that no significant environmental effects from the building conversion will occur. The EA/IS constitutes this addendum to the EIR/EIS and SEIR/SEIS and is attached and incorporated by reference.

This addendum describes the proposed modification to the HWRP, evaluates the potential impacts associated with the proposed conversion of the decommissioned water treatment building to a plant nursery, and demonstrates that the proposed conversion will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects of the HWRP.

Supplemental
Environmental Assessment and
Subsequent Initial Study
for the
Hamilton Nursery Building Project
Novato, Marin County, California



**U.S. Army Corps of Engineers
San Francisco District**

August 2010

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Acronyms and Abbreviations

| | |
|-------------------------|--|
| ATV | All Terrain Vehicle |
| BAAQMD | Bay Area Air Quality Management District |
| BCDC | Bay Conservation and Development Commission |
| BMKV | Bel Marin Keys Unit V |
| CCC | California Coastal Commission |
| CDFG | California Department of Fish and Game |
| CCR | California Code of Regulations |
| CEQ | Council on Environmental Quality |
| CEQA | California Environmental Quality Act |
| CFR | Code of Federal Regulations |
| CNDDDB | California Natural Diversity Database |
| CO | Carbon Monoxide |
| CO ₂ | Carbon Dioxide |
| CSLC | California State Lands Commission |
| dBA | A-weighted Decibels |
| EA | Environmental Assessment |
| EFH | Essential Fish Habitat |
| EIR | Environmental Impact Report |
| EIS | Environmental Impact Statement |
| ER | Engineering Regulation |
| ESA | Endangered Species Act |
| FONSI | Finding of No Significant Impact |
| GHG | Greenhouse Gases |
| HWRP | Hamilton Wetland Restoration Project |
| IS | Initial Study |
| N/A | Not Applicable |
| NEPA | National Environmental Policy Act |
| NHPA | National Historic Preservation Act |
| NMFS | National Marine Fisheries Service |
| NMWD | North Marin Water District |
| NSD | Novato Sanitary District |
| NOX | Nitrogen Oxides |
| PG&E | Pacific Gas & Electric |
| PM _{2.5} | Fine Particulate Matter |
| PM ₁₀ | Coarse Particulate Matter |
| PRC | Public Resources Code |
| SHPO | State Historic Preservation Officer |
| SFBAAB | San Francisco Bay Area Air Basin |
| SFRWQCB | San Francisco Regional Water Quality Control Board |
| SO ₂ | Sulfur Dioxide |
| USACE | United States Army Corps of Engineers |
| USC | United States Code |
| USEPA | United States Environmental Protection Agency |
| USFWS | United States Fish and Wildlife Service |
| USGS | United States Geological Survey |
| WRDA | Water Resources Development Act |

1.0 INTRODUCTION

1.1 Purpose

This document serves as a joint National Environmental Policy Act (NEPA) environmental assessment (EA) and California Environmental Quality Act (CEQA) initial study (IS) of the proposed Hamilton Nursery Building Project. It is written in compliance with the National Environmental Policy Act of 1969 (42 U.S.C. § 4321 *et seq.*), as amended, the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of the NEPA (40 C.F.R. §§ 1500-1508), U.S. Army Corps of Engineers (USACE) Planning Regulations (Engineering Regulation (ER) 200-2-2), the California Environmental Quality Act of 1970 (California Public Resources Code (P.R.C.) §§ 21000-21177), as amended, and the CEQA Guidelines (Title 14 California Code of Regulations (C.C.R.) §§ 15000-15387) as amended.

The EA/IS presents an evaluation of the potential impacts associated with the proposed conversion of the decommissioned Water Treatment Facility building on the former Hamilton Army Airfield property to a mixed-use facility functioning as a plant nursery with supporting office space and a wetland restoration public education center. Reasonable alternatives to this proposed project are evaluated as well.

1.2 Document Structure

Section 1.0 introduces the purpose and structure of this EA/IS. Section 2.0 introduces the proposed Hamilton Nursery Building Project. It provides an overview of the proposed action, the project environmental setting, and the project objectives. Section 3.0 describes the boundaries of this analysis in terms of space and time. Section 4.0 presents a detailed description of the proposed action, introduces alternatives to the proposed action that will be evaluated in this document, and discusses additional alternatives that were considered but eliminated from further analysis. Section 5.0 contains the impact assessment for the proposed action and alternatives to the proposed action. This section also identifies thresholds of significance as required under CEQA. Section 6.0 summarizes the indirect and cumulative effects of the proposed action. Section 7.0 details additional environmental compliance requirements and actions associated with the proposed project. Section 8.0 identifies agencies and interested public notified of the availability of this Environmental Assessment for review and comment. Section 9.0 describes mitigation measures associated with the proposed project. Section 10 summarizes the USACE's findings with regard to the potential level of impact of the proposed project. Section 11 contains document references.

2.0 PROPOSED PROJECT

2.1 Project Description

The USACE, San Francisco District proposes to convert the decommissioned Water Treatment Facility building on the former Hamilton Army Airfield property into a mixed-use occupancy nursery facility functioning as a fully operational plant nursery with office space to support nursery staff and a center for public education about wetland restoration. The proposed project would be a component of the greater Hamilton Wetland Restoration Project (HWRP) and Bel Marin Keys Unit V (BMKV) expansion phase which are intended to restore important wetland habitat for San Francisco Bay at and adjacent to the former Hamilton Army Airfield in Marin

County, California (Jones and Stokes 1998, Jones and Stokes 2003). Additional public facilities such as an information center are discussed as a portion of the BMKV expansion of the HWRP (Jones and Stokes 2003). The proposed facility is not intended to be part of the public facilities discussed for the HWRP, but could help meet the objectives of those facilities by providing a location for public education about wetland restoration.

The existing Water Treatment Facility building was originally constructed in 1991 to treat leachate (liquid waste) from adjacent landfill #26. The landfill never produced the amount of leachate that was expected, and the facility stopped operations soon after it was commissioned. All utilities servicing the facility were disconnected, and most of the mechanical and electrical components were decommissioned, dismantled, and moved off-site. The remaining building is a single-level structure with a rectangular floor plan measuring 41 feet wide by 71½ feet long and a standing seam metal roof. The floors consist of steel reinforced concrete slabs and the walls are made of 8-inch reinforced concrete with exterior insulation and stucco finish.

The proposed renovation is expected to begin in October 2010, last approximately 45 days, and would include:

1. removal of any remaining mechanical and electrical appurtenances that will no longer be an intrinsic part of the nursery building;
2. installation or rehabilitation of utility connections for potable water, sanitary sewer service, electrical power, and telecommunications including construction of necessary service equipment, pipelines, conduits, and additional connection components;
3. potential installation of an additional bathroom adjacent to the existing building;
4. installation of a chain-link fence around the perimeter of the graded area upon which the existing building is located;
5. acquisition and installation of nursery equipment such as a lath shade structure, plant benches, a soil storage container, a demonstration garden, and raised plant beds; and
6. building repairs necessary for compliance with applicable building codes.

Once the renovation is complete, the nursery would operate over approximately the next 20 years to meet the future propagation needs of the HWRP.

2.1.1 Location

The existing decommissioned Water Treatment Facility building is located on the Hamilton property in Marin County, California near the city of Novato (Figure 1). The building is sited at a longitude and latitude of 122°31'17.14"W and 38° 3'51.16"N and falls on the western side of the Hamilton property bordering Aberdeen (Todd) Road (Figure 2). The building is located on parcel #71 (the Landfill #26 Parcel) on the Marin County Assessor's map designated Bk.157-18 (Appendix C.1: Assessor's Map Bk. 157-18).

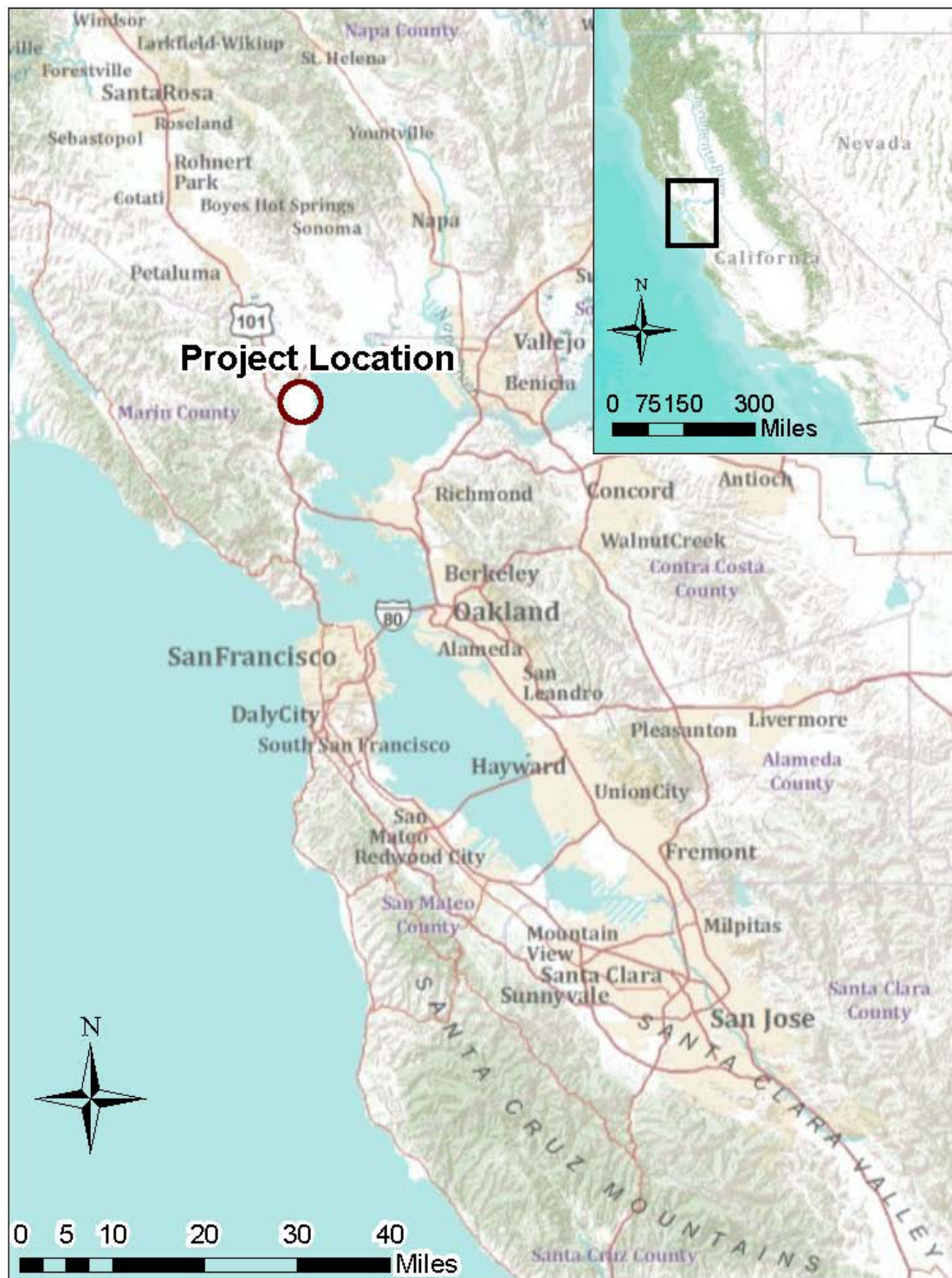


Figure 1. Regional and Area Map

2.2 Environmental Setting

The existing building sits on a rectangular landscaped gravel area approximately 125 feet wide by 250 feet long (Appendix C.2: Area Photo and Site Drawing). A paved four-foot wide sidewalk runs along the northwest side of the building, and a paved driveway is located adjacent to the southwest entrance of the building connecting to Aberdeen (Todd) Road. The building,

sidewalk, and a majority of the driveway are surrounded by an existing chain-link security fence. Located to the west of the building on the opposing side of Aberdeen (Todd) Road is the former Landfill #26 property, which is now designated as parkland and public open space in the City of Novato General Plan (City of Novato 1996). An open-space parcel of land, identified as Parcel #72 on Marin County Assessor's map Bk.157-18, is east of the building. This parcel has been deeded to the city of Novato and contains ruderal grasses as well as unmaintained dirt pathways. The HWRP is located to the north of the building, and residential developments are located approximately 80 yards south and 235 yards east of the building.

Additional specifics about the environmental setting related to specific resources are presented under each resource subheading in Section 5.0 Impacts.

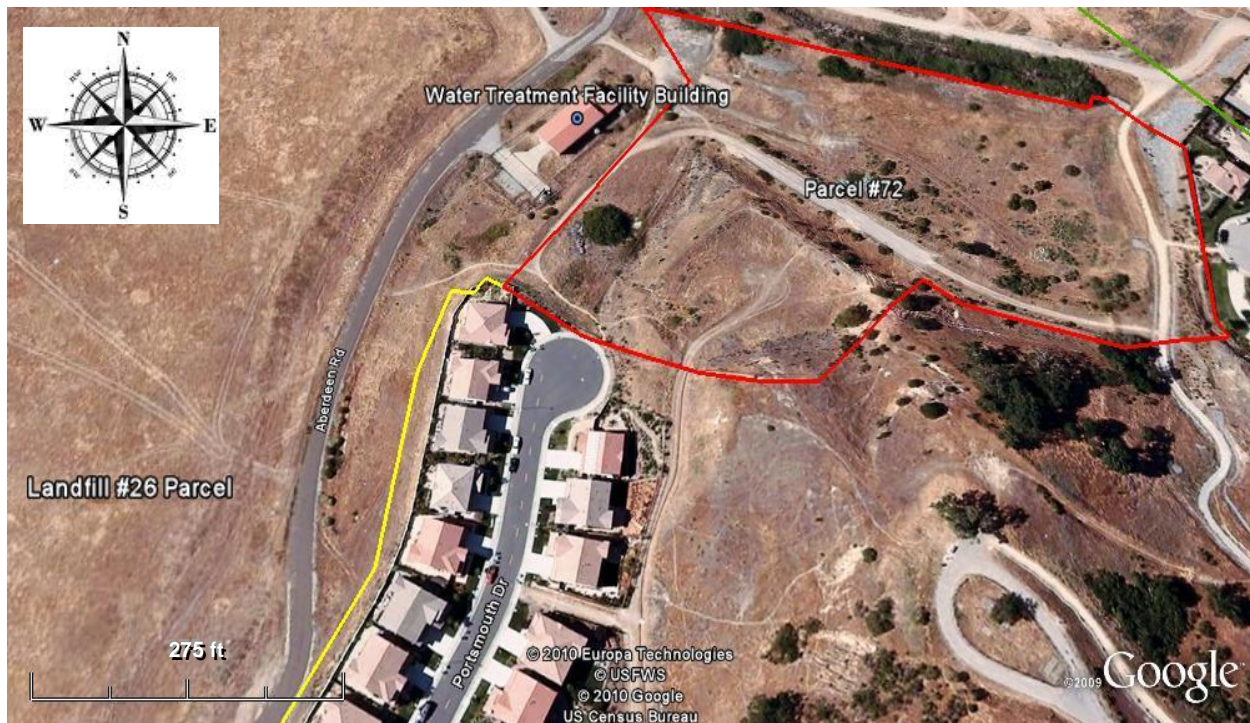


Figure 2 Existing Water Treatment Facility building location (Google Earth 2010)

2.3 Purpose and Need for Proposed Action

The restoration design for the HWRP incorporates a mosaic of habitats covering a wide elevation range, including approximately 400 acres of tidal wetlands, 200 acres of seasonal wetlands, and 20 acres of upland areas (Pavlik and McWhorter 2010). The USACE has been placing fill material at the HWRP site since 2005, and the filling phase of the project is nearly complete. Currently, seasonal wetlands are being shaped and will need to be planted in the next one-to-two years. Phase I of the planting will use approximately 10,500 container-grown plants of eight species, Phase II will use approximately 31,400 container-grown plants of seven species and the planned wildlife corridor will require approximately 4,400 container-grown perennials of nine species (PWA and BMP Ecosciences 2010 in Pavlik and McWhorter 2010). The scale and complexity of the Hamilton Wetland restoration plan necessitate a plant nursery for generating native container-grown plants from local genetic sources and a location for the organization and oversight of restoration efforts. Additionally, such a nursery will be needed to facilitate restoration of the BMKV wetlands when that phase of the HWRP occurs. This restoration effort

also presents an excellent opportunity to enhance public knowledge about wetland restoration through education and involvement.

The primary objective of the proposed action is to provide a fully-operational nursery space to meet the need for native container-grown plants for the HWRP. Additional objectives of the proposed action are to provide a base for organizing restoration efforts and to facilitate public education about wetland restoration by providing a space for public education.

2.4 Authority

The proposed action is associated with the Hamilton Wetland Restoration Project which was authorized in the Water Resources Development Act (WRDA) of 1999.

3.0 SCOPE OF ANALYSIS

The scope of this project analysis is limited in time and space by the reasonably foreseeable direct, indirect, and cumulative impacts of the proposed action. The action area of this analysis centers on both the existing Water Treatment Facility building and the graded area surrounding the building. The area proposed for trenching of the sanitary sewer connection (lined in yellow in Appendix C.3: Proposed Sanitary Sewer Pipeline Route) also falls into the action area. Additionally, small portions of parcel #72 between the cul-de-sac at Portsmouth Drive and the graded area around the existing building fall into the action area because trenching for other utility connections will be performed there. For certain potential impacts, such as construction-related traffic and noise, the action area will also include portions of Aberdeen (Todd) Road and adjacent residential areas surrounding the Water Treatment Facility building. Additionally, the scope of analysis incorporates evaluation of potential cumulative impacts associated with other projects reasonably foreseeable as of July 2010.

4.0 PROPOSED ACTION AND ALTERNATIVES

This section describes the proposed action and the no-action alternative, under which no new action would be taken. The agency-preferred alternative is identified. Other alternatives considered and eliminated from further consideration are discussed.

4.1 Proposed Action (Agency-Preferred Alternative)

The agency-preferred alternative (proposed action) is expected to begin in October 2010, and construction will take an estimated 45 days to complete. Once completed, operation of the nursery would continue intermittently for approximately 20 years depending on factors such as future propagation needs for the BMKV phase of the HWRP.

It is expected that no structural repairs or retrofitting will be necessary to bring the building into compliance with applicable building codes, particularly those provisions that apply to the alteration, repair, addition, and change of occupancy of existing structures. To confirm this expectation, all existing building equipment and ducting would be inventoried, and general, mechanical, and electrical assessments of the building would be performed prior to remodeling.

In preparation for the remodel, any mechanical or electrical equipment remaining from the former water treatment facility would be removed if deemed by the USACE to no longer be useful or intrinsic for the nursery building. Additionally, while neither lead nor asbestos is expected to be present within the relatively modern building, if asbestos or lead is detected during the initial building assessments, an appropriate abatement plan would be developed and implemented.

Remodeling would commence with the installation or rehabilitation of utility connections for potable water, sanitary sewer service, electrical power, and telecommunications. Any areas excavated for trenching of utility connections and associated components would be backfilled with approximately 80-90% excavated material from the site and 10-20% clean, fine-grained soil from off-site. The backfilled soil would then be compressed to return the surface to the pre-existing grade. Paved areas excavated for trenching would be replaced to an equivalent thickness after installation. The excavated trenches would range from approximately two to three feet wide and two to four feet deep depending on the utility being installed. The proposed actions associated with installing each utility service are as follows:

Potable water: Service would be coordinated with the North Marin Water District (NMWD). Approximately 380 feet of service pipeline would be installed in trenches from the existing nursery building service-entrance-pipe located on the northeast side of the building to the nearest NMWD connection located near the cul-de-sac at Portsmouth Drive.

Sanitary sewer: The existing topography of the area necessitates installation of a pumping system to get sewage from the building to an existing gravity sanitary sewer-main in service. Service would be coordinated with the Novato Sanitary District (NSD), and installation of pipelines, manholes, sewer-holding tanks, and pumps would be performed in compliance with existing plumbing codes and as required by the NSD. A degraded underground sewer-holding tank located east of the paved entrance to the nursery building would be abandoned in place, and a new 1,000-gallon tank and two pumps would be installed underground. An existing interior sump tank and associated components that form the interior drainage system are not in working order and would also be abandoned in place. Existing floor drains within the building would be plumbed to the existing surface storm-water drainage installed at the building. Approximately 370 feet of sewer-main pipeline with associated tanks, pumps, and manholes would be installed in excavated trenches approximately four feet deep and two to three feet wide running between the new sewer-holding tank and the nearest NSD sewer-main located behind the properties at 115 and 119 Portsmouth Drive (See area lined in yellow in Appendix C.3: Proposed Sanitary Sewer Pipeline Route).

Electrical power: The initial electrical assessment of the building and projected electrical needs for the proposed nursery, office, and educational functions of the facility would be used to determine what power and amperage is needed without unnecessary modifications to the existing building power system. Connection of electric service would be coordinated with Pacific Gas & Electric (PG&E) and would be via underground conduits from the existing building to Portsmouth Court. Connection of electrical power has been estimated to require approximately 270 feet of trenching at a width and depth of two feet.

Telecommunications service: Phone and internet service would be coordinated with local cable and phone companies and connected from the nearest outlet service box located at Portsmouth Court. Construction of necessary interior components and exterior conduits would be performed. Connection of the telecommunications has been estimated to require approximately 230 feet of trenching at a width and depth of two feet.

The remodel would also include installation of appropriate fire protection systems based on current Federal guidelines, California Fire Code, local ordinances, and the proposed mixed-use occupancy of the building.

If required based on the current California Building Code, local ordinances, and the proposed mixed-use occupancy of the existing building, a prefabricated single stall bathroom would be installed outside the building to provide a second bathroom. The unit would be located in compliance with the accessibility design criteria of the Americans with Disability Act. All fixtures from the prefabricated bathroom would be connected to the building plumbing system. Additionally, building repairs needed for the operation and maintenance of the building would be performed. Such repairs might include minor painting, replacement of windows, installation of new utility fixtures, repair or replacement of building exhaust fans, concrete repair, or similar general repairs.

The existing chain-link fence around the building would be removed, and a new chain-link fence erected around the entire perimeter of the graded area where the building is located. The new fence would run an estimated length of 2,200 feet along the border of parcel #72, behind the northeast side of the building, along Aberdeen (Todd) Road, and on the southwest side of the paved entrance to the building adjacent to an existing informal dirt pathway (Appendix C.4: Hamilton Nursery Building Fence Location). Clearing and mowing of vegetation inside the new fence would be performed.

Finally, necessary nursery equipment and infrastructure would be installed both inside and outside of the nursery building. The exterior infrastructure to be installed is described below and illustrated in Appendix C.5: Hamilton Nursery Building Plan.

A new 1,800 square feet lath shade structure, similar to that shown in Figure 3, would be constructed along the southwestern face of the building left of the existing paved entrance way and roll-up door. The structure would be approximately eight feet tall, open on all sides, and consist of vertical four-inch by four-inch posts with horizontal two-inch by two-inch planks between the posts forming the roof frame. The vertical posts would be anchored two feet deep and set with concrete. Sheets of lath would be added across the roof with the pickets running north to south to increase shading. To limit weeds and erosion, polypropylene ground cloth or one-inch diameter rough gravel would be applied over the entire footprint of the lath structure as ground cover.

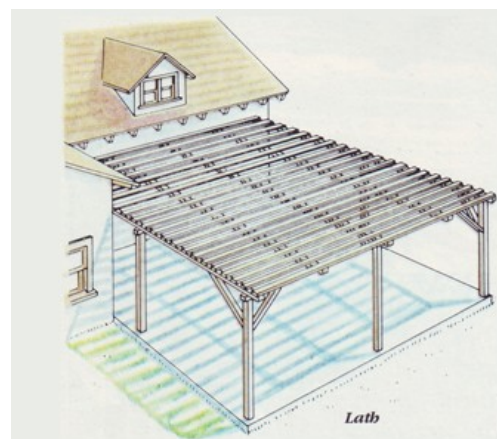


Figure 3. Typical Lath Shade Structure
(ShadeGarden.net 2010)

Approximately twenty-two, four-foot by eight-foot stainless-steel or hard-plastic planting benches would be installed within and adjacent to the lath structure to accommodate the number of plants necessary during Phase I of the HWRP planting. To accommodate the number of plants necessary during Phase II and the BMKV Expansion Phase, the lath shade structure and ground cover may be expanded and approximately eight to twenty additional planting benches could be installed.

A 16-foot to 20-foot wide soil storage area would be constructed on the existing asphalt driveway adjacent to the side of the lath structure further southwest of the existing building. The storage area would utilize the existing asphalt base and be enclosed by three, four-foot high walls constructed from two-inch by 12-inch horizontal lumber planks. A white or clear corrugated plastic lid would be attached by hinges to protect soil from the elements. Further southwest of the paved driveway, two four-foot by six-foot raised wood beds will be constructed to house wetland species that require raised beds to spread vegetatively. A saltwater storage container will be installed between the two beds to provide the saltwater also required by these species. Additionally, an educational demonstration garden will be planted with species to be used in the HWRP on the southwest side of the existing building and the opposite side of the paved entranceway from the lath structure.

4.2 No-Action Alternative

Analysis of the No-Action Alternative is required under NEPA to provide a comparative baseline against which other alternatives can be evaluated.

Under this alternative, no action would be taken. The existing decommissioned Water Treatment Facility building would not be remodeled for mixed-occupancy use as a nursery, office, and educational facility. Utility connections for potable water, sanitary sewer service, electrical power, and telecommunications would not be installed, and no additional nursery infrastructure would be constructed around the exterior of the building. The existing asphalt paved area, chain-link fence, and vegetation surrounding the building would remain.

4.3 Alternatives Considered and Eliminated

A range of actions were considered but eliminated as potential alternatives to the proposed Hamilton Nursery Building Project. These actions included:

- Construction of a new facility on the HWRP site to house the mixed use nursery/office/community education facility;
- Locating the mixed-use facility in an existing or new building off of the HWRP site;
- Purchasing Plants from local native nurseries;
- Remodeling the existing building as a single-use nursery, office space, or educational center only (as opposed to a mixed-use facility); and
- Remodeling the interior of the existing building only and forgoing construction of the exterior nursery infrastructure.

The alternative involving construction of a new mixed-use facility on the HWRP site was eliminated from further analysis because building a new facility was cost prohibitive and the potential environmental impacts were likely to exceed those associated with remodeling the existing facility. Raising native plants off-site and then transporting them to the site along with

equipment, workers, and volunteers for planting was considered to be logistically infeasible and was anticipated to significantly increase traffic along Aberdeen (Todd) Road which has been a concern for residents adjacent to the roadway in the past. Furthermore, the idea of conducting community education efforts from an off-site facility was seen as a significant challenge to the project objective of facilitating meaningful public education about wetland restoration. Thus, alternatives involving location of the mixed-use facility off-site were eliminated. Purchasing plants from local native nurseries was also eliminated as an alternative because it would involve similar increases in traffic along Aberdeen (Todd) Road and because it would not allow the flexibility needed for the restoration effort in terms of plant type, quantity, and timing of propagation. Additionally, such an alternative would not meet the objectives of providing office space and a location for public education about wetland restoration. Alternatives involving remodeling the existing building for only a single use were eliminated from further consideration because this type of action, by definition, would fail to meet all three proposed action objectives. Finally, the alternative involving remodeling only the interior of the existing building was eliminated because the exterior infrastructure associated with the proposed action, such as the lath structure and raised plant beds, is critical to meeting the primary project objective of providing a fully-operational nursery space to meet the need for native container-grown plants for the HWRP.

5.0 IMPACT ASSESSMENT

This section provides an assessment of potential impacts of the agency-preferred alternative to environmental factors. Potential impacts are evaluated in relation to the no-action alternative. Thresholds of significance are described for each impact category to indicate how the significance of the impacts was evaluated. The associated CEQA Initial Study Checklist is presented in Appendix A.2. If an environmental factor is considered not applicable to the agency-preferred alternative, the factor is followed by N/A.

5.1 Water

No bodies of water, drainages, or other defined surface water features fall within the action area for the agency-preferred action. The closest existing body of water is Pacheco Pond/Ignacio Reservoir which is approximately 0.4 miles from the project site.

Thresholds of significance:

A project alternative was considered to have a significant impact on water if it would:

- Substantially alter drainage patterns, flow rates, volumes, currents, mixing, or circulation;
- Increase the risk of flood peaks or volumes that would damage infrastructure or property or endanger public safety;
- Substantially increase the potential for erosion, sediment deposition, turbidity, or suspended particulates or decrease storm, wave, or erosion buffers;
- Increase the frequency or severity of exceedance of any water-quality objectives for water bodies;
- Impair the quality of shallow groundwater;

- Substantially inhibit aquifer recharge; or
- Substantially decrease water supply or inhibit water conservation.

(X) Surface water or drainages: No surface waters or drainages are present in the action area. Both the agency-preferred and no-action alternatives would have no impact on surface water or existing drainages.

() Quality - temperature, salinity patterns and other parameters: N/A

() Turbidity, suspended particulates: N/A

() Substrate: N/A

() Currents, circulation or drainage patterns: N/A

() Mixing zone (in light of the depth of water at the disposal site; current velocity, direction and variability at the disposal site; degree of turbulence; water column stratification; discharge vessel speed and direction; rate of discharge; dredged material characteristics; number of discharges per unit of time; and any other relevant factors affecting rates and patterns of mixing): N/A

() Flood control functions: N/A

() Storm, wave and erosion buffers: N/A

(X) Erosion and accretion patterns: There are no changes in gradient associated with the agency-preferred alternative and thus any erosion and accretion patterns would be the same as those experienced under the no-action alternative.

() Aquifer recharge: N/A

() Base flow: N/A

(X) Water supplies, conservation: It has been estimated that the peak volume demand of water for the nursery and building related needs associated with the agency-preferred alternative will be adequately serviced with approximately 1,272 gallons/day. This amount would constitute an approximately 0.01% increase in the Novato service area's estimated average daily potable water demand of 8.55 million gallons (North Marin Water District 2008-2009). Given this slight increase in water consumption, the agency-preferred alternative will not have a significant impact on water supplies or conservation.

5.2 Habitat

The existing Water Treatment Facility building and the paved entrance way to the building take up the majority of the action area for the proposed project. Most of the remaining surface within that area is exposed soil and annual grasses, while the paved Aberdeen (Todd) Road takes up an additional small part of it. Annual grassland vegetation in the action area is ruderal (grows in disturbed areas), of moderate quality; it is dominated by weedy non-native grasses and forbs such as rip-gut brome, wild oats, Mediterranean barley, perennial ryegrass, yellow star-thistle, curly dock, bristly ox-tongue, and black mustard (Jones and Stokes 1998). There are no bodies of water or aquatic habitats within the action area for the agency-preferred alternative.

Thresholds of significance:

A project alternative was considered to have a significant impact on habitat if it would:

- decrease the acreage or quality of intertidal and subtidal aquatic habitats;
- decrease the acreage or quality of tidal or nontidal wetlands or other special aquatic sites;

- Result in permanent loss of substantial acreage of high quality terrestrial habitat or a permanent decrease in the quality of a substantial acreage of habitat from high to low habitat;

A project alternative was considered to have a significant benefit on habitat if it would:

- increase the acreage or quality of intertidal and subtidal aquatic habitats;
- increase the acreage or quality of tidal or nontidal wetlands or other special aquatic sites;
- Result in a substantial increase in the quantity or quality of subtidal and intertidal aquatic, wetland, and grassland communities

() **Aquatic Habitat:** N/A

(X) **Special aquatic sites (wetlands, mudflats, coral reefs, pool and riffle areas, shallows, sanctuaries and refuges, other):** Seasonal wetlands have developed approximately 300 feet north of the existing building, but there are no wetlands or other special aquatic sites within the proposed action area. Therefore, there would be no detrimental impacts to special aquatic sites under the agency-preferred or no-action alternatives. The agency-preferred alternative would indirectly benefit special aquatic sites by facilitating the restoration of approximately 620 acres of wetlands at the HWRP through provision of nursery space to grow the native plants called for in the project restoration plan. The no-action alternative would not aid in restoration of the HWRP or indirectly benefit special aquatic sites.

(X) **Terrestrial Habitat:** Under the no-action alternative, there would be no change in habitat quality at the project site. Portions of the proposed action would occur in areas that provide poor-quality, terrestrial habitat such as within the existing Water Treatment Facility Building as well as on the paved areas directly adjacent to the building and along Aberdeen (Todd) Road. The remainder of the proposed action would involve short-term, temporary surface disturbance of small areas of soil and ruderal grasses for trenching of utility connections and minimal permanent disturbance of low-quality habitat on the graded area immediately surrounding the existing building due to installation of the exterior nursery structures (i.e., lath structure, benches, raised plant beds). The excavated trenches will be approximately two to three feet wide and a maximum of four feet deep. All trenches will be backfilled with 80-90% excavated material from the site and 10-20% off-site fine-grained soil. The backfilled soil would then be compressed to return the surface to the pre-existing grade. Because ruderal grasses grow in disturbed areas, re-vegetation of the trenched areas would likely occur naturally after construction, thereby restoring the original habitat quality. Any potential reduction in surrounding habitat quality associated with noise or movement from the short-term operation of construction equipment would also be temporary. The impact of these temporary actions would be minimized by the fact that large amounts of habitat of the same or higher quality are provided by the surrounding open space on the Landfill #26 parcel, parcel #72, and the HWRP site. Thus, neither the agency-preferred alternative nor the no-action alternative is expected to have a significant impact on the terrestrial habitat.

The agency-preferred alternative would also indirectly benefit terrestrial habitat by facilitating the restoration of the approximately 620 acres of wetlands at the HWRP through provision of nursery space to grow the native plants called for in the projects restoration plan.

5.3 Biological Resources

The existing building has been inactive for awhile, and cliff swallows have developed a nest above the door. Other species that have not been observed but may be found in the developed habitat in the action area include the barn swallow, northern mockingbird, American crow, and European starling (Jones and Stokes 1998). Representative wildlife species observed using grasslands at the adjacent HWRP site include the gopher snake, western fence lizard, turkey vulture, red-tailed hawk, American kestrel, California quail, ring-necked pheasant, Savannah sparrow, western meadow lark, Brewer's blackbird, California vole, black-tailed hare, desert cottontail, black-tailed deer, coyote, striped skunk, and raccoon (Jones and Stokes 1998).

U.S. Fish and Wildlife Service (USFWS) and California Natural Diversity Database (CNDDB) species lists for the Novato U.S. Geological Survey (USGS) 7.5 minute quadrangle map were used to identify potential special-status plant and animal species within the action area. Included are federal and state listed, proposed, and candidate threatened and endangered species (and designated critical habitats); California Department of Fish and Game Species of Special Concern and Fully Protected species; plants listed as rare or endangered under the California Native Plant Protection Act (California Fish and Game Code, Section 1900 et seq.); and plants considered by the California Native Plant Society to be rare, threatened, or endangered in California. Appendix A.1: identifies special-status plant and animal species that have the potential to occur in or near the action area and provides an explanation of their expected status in these areas.

Thresholds of significance:

A project alternative was considered to have a significant impact on biological resources if it would:

- Result in the permanent loss of occupied special-status species habitat or the direct mortality of individuals of special-status species.

An alternative was considered to have a beneficial impact on biological resources if it would:

- Result in a substantial increase in the quantity or quality of special-status species habitat or individuals of special-status species.

(X) Organisms: Under the no-action alternative, there would be no impact to any organisms potentially occupying the project site. Under the agency-preferred alternative, short-term, temporary actions such as the surface disturbance of small areas of soil and ruderal grasses during the trenching of utility connections and operation of construction equipment could cause movement or noise that might temporarily disturb species potentially occupying the action area. To avoid any impacts to cliff swallows that nest over the rolling door at the facility, construction activities will be timed to occur in October, when the nests are unoccupied after the birds fledge. Once construction is complete appropriate measures will be implemented to prevent nest re-colonization.

It is unlikely that other organisms occupy the low-quality, developed habitat in the action area such as the existing structures and paved areas. The ruderal vegetation found in the rest of the action area is considered only moderate quality wildlife habitat, and the area is fragmented by paved surfaces, informal dirt pathways, and the existing Water Treatment Facility building fence, which further decrease the wildlife habitat value. Any construction-related impacts to organisms potentially occupying the action area would be short in duration, ceasing with the completion of construction. Given that the Landfill #26 parcel, parcel #72, and the HWRP site provide large amounts of habitat of the same or higher quality to support any of these species if temporarily displaced during construction, any potential impacts to organisms would be minimal. The proposed action would also indirectly benefit organisms potentially occupying the action area and surrounding lands by facilitating the restoration of the Hamilton Wetlands, which could provide habitat for numerous species.

(X) Endangered or Threatened Species: No part of the proposed action would be performed in any surface waters or drainages and thus the proposed action would not have a direct impact on any of the fish, aquatic invertebrates, aquatic mammals, or aquatic reptiles listed for the Novato USGS 7.5 minute quadrangle map. Vegetation within the action area is dominated by weedy, non-native grasses and forbs, and none of the listed plant species have been observed (Jones and Stokes 1998). Finally, the habitat requirements of the majority of the remaining terrestrial species listed for the Novato quadrangle map, as well as existing fencing around the majority of the action area, make it unlikely that these species would be present (See Appendix A.1).

Based on analysis of the ranges and habitat requirements of the listed species identified by the USFWS and CNDDB as potential inhabitants within the Novato USGS 7.5 minute quadrangle map, the agency-preferred alternative would not result in any significant adverse effects to any species listed or proposed for listing or their designated or proposed critical habitat. The agency-preferred alternative would indirectly benefit special-status species by facilitating the restoration of the Hamilton Wetlands, which could provide additional biological resources and habitat for such species.

Under the no-action alternative, there would be no adverse or beneficial impacts to any species listed or proposed for listing or their designated or proposed critical habitat.

5.4 Air Quality

The San Francisco Bay Area Air Basin (SFBAAB) includes San Francisco; portions of Sonoma and Solano Counties; and all of San Mateo, Santa Clara, Alameda, Contra Costa, Marin, and Napa Counties. The Bay Area Air Quality Management District (BAAQMD) has primary air-quality control responsibilities within the SFBAAB. The BAAQMD has been classified as a non-attainment area for national and state ozone, coarse particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}) air-quality standards. The air district is in attainment for State and Federal carbon monoxide, nitrogen dioxide, sulfur dioxide, sulfates and lead standards (BAAQMD 2010b).

Thresholds of significance:

A project alternative was considered to have a significant impact on biological resources if it would:

- Exceed any of the Air Quality CEQA Thresholds of Significance adopted by the (BAAQMD) June 2, 2010 (BAAQMD 2010a).

(X) **Pollutants and Greenhouse Gases:** Minor amounts of air-quality pollutants may be generated during construction and operation activities associated with the agency-preferred action. Such pollutants could include exhaust emissions of coarse particulate matter, fine particulate matter, nitrogen oxides (NO_x), carbon dioxide (CO₂), carbon monoxide (CO), and sulfur dioxide (SO₂) from fuel combustion for diesel and gasoline-powered equipment as well as material delivery and worker commute vehicles, fugitive PM dust from ground-disturbance activities, volatile organic compounds from asphalt paving, and greenhouse gas (GHG) emissions from both construction and operation activities (construction-generated criteria air pollutant and precursor emissions 2009).

The BAAQMD has developed operational- and construction-related screening criteria to provide lead agencies with a conservative indication of whether a proposed project could result in potentially significant air-quality impacts. If all of the screening criteria are met by a proposed project, then a detailed air-quality assessment of their project's air-pollutant emissions is unnecessary (BAAQMD 2010c). The screening levels are representative of new development on greenfield sites without any form of mitigation measures. Projects that are mixed use, infill, and/or proximate to transit/local services, would generate less emissions than the greenfield-type projects on which these screening criteria are based (BAAQMD 2010c).

The agency-preferred alternative involves minor construction work for the placement of infrastructure and appurtenant structure (lath structure) in or adjacent to the existing building and as such is below the applicable screening size criteria for a government office building (BAAQMD 2010b, Table 3-1). The proposed action also meets all of the additional screening criteria documented in the BAAQMD's CEQA Air Quality Guidelines (BAAQMD 2010b, p. 3-1 – 3-5) for criteria pollutants or precursors, GHG emissions, CO, and odors. Therefore, neither the agency-preferred nor the no-action alternatives are expected to exceed any of the BAAQMD's Thresholds of Significance or result in a significant cumulative impact to air quality.

5.5 Geology and Soils

The action area is located within California's geologically and seismically active Coast Ranges Geomorphic Province and is dominated by the Hayward fault to the southeast, the San Andreas fault to the west, and the Healdsburg-Rogers Creek fault to the northeast (Jones and Stokes 1998). Soils at the site consist primarily of bedrock, naturally occurring clays, clay loams, and gravelly sandy loams (Jones and Stokes 1998).

Thresholds of significance:

A project alternative was considered to have a significant impact on geology or soils if it would:

- Substantially enhance the potential for personal injury, loss of life, or significant property damage of structures caused by existing geological hazards or secondary effects of seismic ground motion;

- Foundation elements, roadways, or other infrastructure elements would be degraded by chemical action or mechanical weathering of on-site soils;
- A geologic condition (such as increased liquefaction potential) is created or allowed to persist that could cause substantial structural damage either on-site or off-site;
- Substantial destruction of any unique soil type or degradation of physical, chemical, or biological soil quality would occur;

(X) **Seismicity:** Given that the action area is in a seismically active zone there is the potential for the area to experience ground shaking during an earthquake. Because no active or potentially active faults are known to cross the action area and the project site is not within the surface traces of known active faults (Alquist-Priolo Special Studies Zone as designated by the state), the potential for surface fault rupture associated with ground shaking at the site is very low (Jones and Stokes 1998). Soils within the action area are stable and are not expected to be made unstable as a result of the proposed action. Additionally, such soils are not conducive of strong seismic ground shaking or earthquake-induced settlement, liquefaction, or land slides (Jones and Stokes 1998). The existing building was constructed in 1991 and is believed to meet seismic building codes. The proposed general building assessment will confirm the seismic integrity of the building, and necessary repairs would be performed to bring the building up to code for its proposed mixed-occupancy use. Neither the agency-preferred nor the no-action alternatives are expected to enhance the potential for injury, loss, or damage due to seismic factors or geologic conditions.

(X) **Soil Quality:** Existing soils within the action area consist of common bedrock and clays, and there is no known occurrence of unique soil types. The agency-preferred alternative would include excavation and refilling of trenches between the existing building and utility hook-ups located at Portsmouth Drive. Excavated soil would be covered to prevent any contamination or degradation of quality and used to re-fill 80-90% of the trench area. The remaining 10-20% would be filled with clean, fine-grained soil from off-site, and surfaces would be returned to grade. Nearby sewers are available for hook-up and will be used for sanitary waste disposal. Additionally, the proposed action is not expected to result in increased erosion in or around the action area as neither the building grade nor foundation will be altered and as large amounts of soil will not be displaced. No impacts to soil quality or unique soils or are expected from the agency-preferred or no-action alternatives.

(X) **Mineral resources:** There are no known mineral resources existing within the proposed action area, and therefore neither the agency-preferred alternative nor the no-action alternative would have any impact on mineral resources.

5.6 Noise

The existing building is located approximately 80 yards from the nearest noise-sensitive receptors, which include the residences on Portsmouth Drive. Work for trenching of utilities may be conducted within 50 feet of the residences between Aberdeen (Todd) Road and Portsmouth Drive. Both the Marin County Noise element and the City of Novato General Plan state that a noise-compatibility standard of 60 A-weighted decibels (dBA, a measure of the relative loudness of sounds in air as perceived by the human ear), should be applied to residential areas (City of Novato 1996).

Thresholds of significance:

A project alternative was considered to have a significant noise impact if it would:

- Increase noise levels to 60 dBA; or
- Increase noise levels by 3 dBA in areas where noise levels already exceed 60 dBA.

(X) Construction Noise: Construction actions associated with the agency-preferred alternative would begin in mid-September 2010 and take an estimated 30 days to complete. Of the construction techniques anticipated for use during the proposed action, jackhammering and equipment and material transport are likely to cause the largest increase in ambient noise. Jackhammering would only be used to perform trenching beneath paved surfaces or necessary concrete repairs. Trenching work is anticipated to require a maximum of five days with jackhammering potentially occurring during a minor portion of this time. No substantial ground-borne vibration or noise is expected as no pile driving will be performed for this project. Other construction techniques including excavation and backfilling, utility conduit placement and installation, ground compaction, sawing, and hammering may also contribute to increased noise levels during construction. The techniques to be used during the proposed action have been found to generate noise levels of 75-97 dBA at a distance of 50 feet from the site where equipment is operating (Jones and Stokes 1998, Figure 13-1). Given that construction equipment will be operated in an approximate range of 250 feet to less than 50 feet of sensitive receptors in residential properties on Portsmouth Drive, temporary, intermittent, increases in ambient noise above 60 dBA are likely to occur during the construction period. These potential disturbances would be mitigated to a less than significant level by noise-reducing construction practices such as the confinement of construction-related activities to weekdays between the hours of 7 AM and 6 PM and the use of equipment sound-control devices no less effective than those provided originally on the equipment. The temporary increases in ambient noise would cease at the completion of construction.

Under the no-action alternative there would be no construction-related change to existing background noise levels.

(X) Operation Noise: After completion of the proposed action, the expected occupancy level of the Hamilton Nursery building would be two full-time employees. The work performed on-site would include nursery functions such as planting, watering, and dirt moving in a Mule All Terrain Vehicle (ATV) with trailer. Community planting or educational events may be held at the nursery intermittently and potentially on weekends. During such events the building could occupy up to 30 volunteers and visitors. Employees and visitors would use Aberdeen (Todd) Road to access the nursery. Given the nature of operations to be conducted at the building and the fact that the building is approximately 250 feet from the nearest residence on Portsmouth Drive, operation of the Nursery is not expected to increase ambient noise levels above 60 dBA at sensitive receptors. Additionally, given the sound wall that exists between Aberdeen (Todd) Road and the residences on Portsmouth Drive, the relatively minor increase in vehicle traffic along Aberdeen (Todd) Road anticipated during regular operations, and planting or community events, operational traffic is not expected to significantly affect noise levels at sensitive receptors along the road.

Under the no-action alternative there would be no operation related change to existing ambient noise levels.

5.7 Recreation

The City of Novato General Plan designates the majority of the Landfill #26 parcel as parkland including a small portion of the action area near the homes between Aberdeen (Todd) Road and Portsmouth Drive (City of Novato 1996).

Thresholds of significance:

A project alternative was considered to have a significant impact on recreation if it would:

- Increase the use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- Require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

The designated parkland on the Landfill #26 parcel does not contain active recreation facilities. No new recreational facilities are proposed with the agency-preferred alternative, and the proposed action is not expected to increase the use of the existing recreational area on the Landfill #26 parcel or any other recreational areas. Therefore, no impacts associated with recreation are expected under the agency-preferred or no-action alternatives.

Potential impacts to recreational pathways are discussed in the “Transportation” subsection.

5.8 Transportation

Regional vehicle access to the existing building is provided by U.S. Highway 101 and State Route 37. Local access to Aberdeen (Todd) Road, upon which the building is located, could potentially be via various routes that include Nave Drive, Hamilton Parkway, State Access Road, Main Gate Road, and C Street. Aberdeen (Todd) Road and some unmaintained dirt pathways located on parcel #72 to the south and east of the existing building may also be used by pedestrians or bike riders. Similarly there are no airports in the vicinity of the action area.

Thresholds of significance:

A project alternative was considered to have a significant impact on transportation if it would:

- Result in a permanent increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system;
- Result in substantial permanent decrease in the performance or safety of public transit, bicycle, or pedestrian facilities;
- Substantially increase transportation hazards or result in inadequate emergency response.
- Restrict navigation or create a navigational hazard;

(X) **Construction Traffic:** Under the no-action alternative there would be no increase in traffic levels. The agency-preferred alternative would result in temporary increases in vehicle trips by an average of about two to five vehicles per day along Aberdeen (Todd) Road as well as the regional and local roads providing access to the existing building due to transportation of construction equipment, materials, and employees. The transportation of equipment and materials is expected to be relatively low given the amount of construction to be performed. All equipment and materials would be stored on the existing paved and graded area immediately adjacent to the Water Treatment Facility building. Due to the temporary, short duration of the construction period and the low level of material delivery, construction-related traffic is expected to be insignificant.

Trenching for utility connections may occur along the east side of Aberdeen (Todd) Road that would result in temporary, partial obstruction. All trenching activity would be completed in approximately five days, and any partial obstruction would likely last a maximum of one to two days. Any trenched portions of the road would be backfilled, returned to original grade, and repaved. Such obstruction is expected to be less than significant because it would be short in duration and because the west side of the road would remain unobstructed, allowing continued use for traffic or emergency services. Full access along Aberdeen (Todd) Road would return to pre-construction levels at the completion of the trenching activities.

(X) **Operation Traffic:** After completion of the proposed action, the expected occupancy level of the Hamilton Nursery building would be two full-time employees. Community planting or educational events may be held at the nursery intermittently and potentially on weekends. During such events the building could occupy up to 30 volunteers and visitors. Employees and visitors would use Aberdeen (Todd) Road along with regional and local roads to access the nursery. The existing paved area immediately adjacent to the proposed building would be use for parking vehicles. A Mule ATV may also move between the HWRP site and the nursery building to transport soil and plantings to and from the HWRP. Operation of the Nursery is therefore expected to permanently increase vehicular traffic along these roads by approximately two vehicles and an ATV on a regular basis and infrequently by additional vehicles. This level of increase is not expected to significantly increase traffic in the project vicinity in relation to the existing traffic load and capacity of the street system.

(X) **Non-motorized transportation:** Under the agency-preferred alternative, the unmaintained pathways on Parcel #72 would remain outside of the new fencing proposed for installation (Appendix C.4: Hamilton Nursery Building Fence Location); therefore, no permanent impacts to uses of these pathways are expected from the proposed action. Trenching for utility connections may occur across pathways to the south of the existing building and along the east side of Aberdeen (Todd) Road, resulting in temporary partial obstruction. Any trenching-related impacts to non-motorized uses of Aberdeen (Todd) Road would be the same as those discussed under the “Construction Traffic” subsection above. Partial obstruction of the pathways on Parcel #72 is expected to be less than significant given the short duration of the obstruction and the availability of alternate dirt pathways across the parcel that would remain unobstructed. Full access to the pathways and Aberdeen (Todd) Road would return to pre-construction levels at the completion of the proposed action. Under the no-action alternative, there would be no impacts to non-motorized transportation.

() **Navigation:** N/A

() **Air Traffic:** N/A

5.10 Aesthetics

Residential properties are located to the south and east of the existing Water Treatment Facility building, and the scenic view of the HWRP and San Pablo Bay to the North of the existing building is a visual asset. There are no historical buildings or scenic highways within the action area.

Thresholds of significance:

A project alternative was considered to have a significant impact on aesthetics if it would:

- Result in a substantial adverse effect on a scenic vista or substantially degrade the existing visual character or quality of the site and its surroundings, or
- Create a new source of substantial light or glare which would adversely affect day or night views in the area.

(X) **Visual impacts:** The no-action alternative would result in no change to the aesthetics of the building or the views from the surrounding properties. The agency-preferred alternative would involve temporary storage of construction equipment and materials on the graded area surrounding the existing building, which may temporarily decrease the appearance of the area. Such temporary impacts are expected to be less than significant and would cease at the completion of construction.

The permanent changes to the exterior of the existing building associated with the agency-preferred alternative are described in Section 4.1 and include a wood lath shade structure, approximately twenty-two plant benches, a wood soil storage container, two raised wood planting beds with a saltwater storage container between them, and an educational demonstration garden. The lath structure will be similar to the one shown in Figure 2. Additionally, a prefabricated bathroom unit may be installed if necessary, and the existing chain-link fence around the building will be removed and a new chain-link fence will be installed (Appendix C.4: Hamilton Nursery Building Fence Location). The exterior infrastructure associated with the agency-preferred alternative will be within the footprint of the existing building and graded area around the building and is not expected to impact scenic views of HWRP or San Pablo Bay from the surrounding properties. None of the exterior infrastructure is expected to create glare or affect day or nighttime views in the area. Given that the current surroundings of the Water Treatment Facility building consist of paved concrete and graded soil, the proposed infrastructure, especially the lath structure and demonstration garden, is expected to enhance the visual quality of the site.

5.11 Land Use

The City of Novato General Plan designates the majority of the action area as publically-owned open space and a minor portion near the homes between Aberdeen (Todd) Road and Portsmouth Drive as parkland (City of Novato 1996). The allowable uses within these land use categories

include uses devoted to the preservation of natural resources and outdoor education and other structures needed to accommodate public use or provide for maintenance of the land (Jones and Stokes 1998; City of Novato 1996). None of the land in the action area is classified as farmland or forestland.

Thresholds of significance:

A project alternative was considered to have a significant impact on land use if it would:

- Conflict or be incompatible with the land use goals, objectives, or guidelines of applicable general plans, specific plans, zoning ordinances, policies, or land use controls; or
- Substantially conflict with an existing on-site land use or existing or future adjacent land uses.

(X) **Land use classification:** The proposed use of the existing building as a nursery and education center is compatible with the allowed uses for the existing land use classification. Neither the agency-preferred alternative nor the no-action alternative would have any impact on the current land use classifications in the action area.

() **Prime and unique farmland:** N/A

(X) **Community Structure and Growth-inducing impacts - community growth, regional growth:** The agency-preferred alternative would not create any growth-inducing impacts. No housing or people would be displaced as a result of the proposed action, and no new housing would be created. No divisions or changes in community structure are associated with the proposed action. Community and regional growth in Novato and Marin County would remain unchanged under the agency-preferred and no-action alternatives.

(X) **Conflict with land use plans, policies or controls:** Neither the no-action alternative nor the agency-preferred alternative would conflict with the Novato General Plan or any other land use plans, specific plans, zoning ordinances, policies, or controls governing the project site. The agency-preferred alternative would facilitate the HWRP Restoration Plan because it would provide nursery facilities to grow the plants required for restoration.

(X) **Socio-economic:** The socio-economic environment around the project site would remain unchanged under the agency-preferred and no-action alternatives.

(X) **Environmental justice:** The environmental justice conditions in Novato and Marin County would remain unchanged under the agency-preferred and no-action alternatives.

5.12 Utilities

The existing building is not currently connected to public utilities. The nearest hookups for potable water, sanitary sewer, electricity, and telecommunications utilities are all located near the cul-de-sac at Portsmouth Drive.

Thresholds of significance:

A project alternative was considered to have a significant impact to utilities if it would:

- Result in the loss of service to existing facilities; or
- Exceed wastewater treatment requirements or result in the construction of new or the expansion of existing water or wastewater treatment facilities; or
- Require water supplies in excess of those available from existing entitlements and resources to serve the project; or
- Result in exceedance of the existing capacity of the wastewater treatment provider that serves or may serve the project or any landfill which will accommodate the project's solid waste disposal needs; or
- Fail to comply with Federal, State, and local statutes and regulations related to solid waste.

(X) **Public facilities, utilities and services:** To meet the operational needs of the proposed Hamilton Nursery building, utility services will need to be reconnected to the existing building. Potable water would be provided by the NMWD; the potential for impacts to water supplies is discussed under the "Water" subsection. Sanitary sewer, electricity, and telecommunications utilities would be provided by NSD, PG&E, and local cable and telephone providers respectively. Connection to all utilities would be coordinated with the respective providers and would not result in the exceedance of any existing utility capacity or require the establishment of new facilities. Connection of the existing building would not result in the loss of service to any existing facilities. Solid-waste disposal would be provided by Novato Disposal and would comply with all related federal, state, and local statutes and regulations. Additionally, the agency-preferred alternative would not affect any existing public facilities, and the proposed Hamilton Nursery would function as a part-time public facility providing public education services and community planting events. Thus, the agency-preferred alternative is not expected to have a significant impact on public facilities, utilities, or services.

The availability of public facilities, utilities, and services would remain unchanged under the no-action alternative.

(X) **Energy consumption or generation:** Under the no-action alternative there would be no change in energy consumption or generation. The agency-preferred alternative would result in slightly increased consumption of commercial electrical power from PG&E. The amount of electrical power necessary for the proposed use of the existing building would be minimal relative to PG&E's existing capacity and would not require development or expansion of facilities. Given the minor amount of energy consumption associated with the proposed action, the agency-preferred alternative is not expected to significantly increase energy consumption or generation.

5.13 Safety and Hazardous Materials

No existing hazardous materials are used or disposed of at the action area. Emergency services are provided by the City of Novato or County of Marin.

Thresholds of significance:

A project alternative was considered to have a significant safety or hazardous material impact if it would:

- Create a potential public health hazard through routine transport, use, or disposal of hazardous materials; or
- Involve the release of on-site contaminants or imported contaminants that pose a hazard to human, animal, or plant populations in the area affected; or
- Impair or interfere with an adopted emergency response or evacuation plan; or
- Expose people or structures to significant risk from wildland fires.

(X) **Public health and safety:** The agency-preferred alternative would not interfere with any emergency response or evacuation plans or require provision of emergency services that inhibits existing response times. Additionally, the proposed action also includes installation of fire safety systems at the existing building and would not increase exposure of people or structures to risk from wildland fires. Thus, neither the no-action alternative nor the agency-preferred alternative would alter existing levels of public health and safety.

(X) **Hazardous and toxic materials:** Under the no-action alternative there would be no change in hazardous and toxic materials. The agency-preferred alternative will not involve transport, use, or disposal of hazardous or toxic materials or disturb the adjacent landfill site; therefore the release of on-site contaminants or imported contaminants that pose a hazard to human, animal, or plant populations in the action area is not expected. Given that the existing building was constructed in 1991, no asbestos or lead is expected to be found during renovations. Asbestos and lead testing will be performed as part of the general building inspection, and, if the presence of either material is suspected, an appropriate abatement would be developed and performed to ensure no potentially hazardous or toxic materials are released. Therefore, no significant impacts are expected from the agency-preferred alternative.

5.14 Cultural and Historic Resources

The project action area is located in the former territory of the Coast Miwok who have inhabited Marin and Sonoma Counties for approximately 5,000 years (Jones and Stokes 1998). Numerous archaeological investigations have been conducted within the boundaries of the former Hamilton installation and no known archaeological sites or prehistoric or historic archeological resources were found to be present (Jones and Stokes 1998).

Thresholds of significance:

A project alternative was considered to have a significant impact on cultural or historic resources if it would:

- Cause a substantial adverse change in historical or archaeological resources; or
- Destroy a unique paleontological resource or disturb human remains.

(X) **Cultural and historical resources**

No cultural or historical resources exist within the action area. The existing Water Treatment Facility building was constructed in 1991 and does not represent a cultural or historical resource. No cultural or historic resources will be affected by the proposed action.

(X) Historic monuments, parks, national seashores, wild and scenic rivers, wilderness area, research sites, etc:

None of these resources exist within the action area. No historic monuments, national parks or seashores, wild and scenic rivers, wilderness areas, or research sites will be affected by either the agency-preferred or no-action alternatives.

(X) Archaeological sites:

Due to the minimal and relatively shallow ground-disturbing activities associated with the proposed action, the potential to adversely affect previously unidentified historic and prehistoric cultural resources at the project site is considered unlikely. Given that no archaeological sites or prehistoric or historic archeological resources have ever been found in the action area, impacts to archaeological resources are not expected under the agency-preferred alternative.

There would be no impacts to archaeological sites under the no-action alternative.

5.15 Irreversible Changes and Cumulative Effects

Thresholds of significance:

A project alternative was considered to have a significant irreversible changes or cumulative effects if it would:

- Result in substantial irreversible commitment of resources; or
- Have substantial cumulative effects

(X) Irreversible changes, irretrievable commitment of resources: The use of fossil fuels for construction associated with the agency-preferred alternative would be an irretrievable commitment of resources but would be limited and minor. Similarly, the use of electrical power and potable water during operation of the proposed Hamilton Nursery would be an irretrievable commitment of such resources, but the impact of this commitment is expected to be less than significant. None of the construction associated with the agency-preferred alternative would be irreversible.

Under the no-action alternative there would be no irreversible changes and no change in the existing irretrievable commitment of resources.

(X) Other Cumulative effects not related to the proposed action:

1. Occurred on-site historically: The existing Water Treatment Facility building was originally constructed in 1991 to treat leachate from the adjacent landfill #26. The landfill never produced the amount of leachate that was expected and the facility stopped operations soon after it was commissioned. No other historical actions are known to have occurred within the action area.

2. Likely to occur within the foreseeable future: In the foreseeable future, minor expansion of the Hamilton Nursery Infrastructure may occur to accommodate the number of plants necessary during the second planting or BMKV phases of the HWRP. This would likely include expansion of the lath shade structure and ground cover and installation of approximately eight to twenty additional benches for plantings. These additions would occur in the graded area around the existing building.

3. Contextual relationship between the proposed action and (1) and (2) above: With consideration of the historic actions that occurred at the site and these foreseeable future actions, the agency-preferred alternative is not expected to have significant cumulative adverse impacts.

6.0 SUMMARY OF INDIRECT AND CUMULATIVE EFFECTS FROM THE PROPOSED ACTION

The agency-preferred alternative includes operation of a nursery facility which would result in indirect beneficial impacts to special aquatic habitats, organisms, and special status species by facilitating wetland restoration at the HWRP site. Additionally, the agency-preferred alternative would have indirect beneficial impacts on public education as a result of the operation of the nursery building as a wetland restoration, public education center.

No significant cumulative adverse impacts are expected from the agency-preferred alternative.

7.0 ENVIRONMENTAL COMPLIANCE

Detailed compliance information, supporting reports, and environmental compliance history for this project can be found in Appendix A – Environmental Compliance.

Exhibit 4: Addendum to EIR/EIS

Table 1: Summary of Environmental Compliance

| Statute | Status of Compliance |
|---|--|
| National Environmental Policy Act (NEPA) of 1969 (42 USC § 4321 <i>et seq</i>) Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of the NEPA (40 CFR §§ 1500-1508) dated July 1986 U.S. Army Corps of Engineers (USACE) Planning Regulations (Engineering Regulation (ER) 200-2-2) | This EA has been prepared in compliance with NEPA, CEQ, and USACE Planning regulations. All agency and public comments will be considered and evaluated. If appropriate, a Finding of No Significant Impact (FONSI) will be signed with a conclusion of no significant impacts from this proposed action. A Draft FONSI is provided in Appendix B. |
| California Environmental Quality Act of 1970 (California P.R.C. §§ 21000-21177) as amended CEQA Guidelines (Title 14 C.C.R. §§ 15000-15387) as amended | This IS document has been prepared in compliance with CEQA regulations. All agency and public comments will be considered and evaluated. If appropriate, a Negative Declaration will be signed with a conclusion of no significant impacts from this proposed action. |
| Clean Air Act, as amended (42 USC § 7401 <i>et seq</i>) | The proposed action is not expected to exceed de minimus thresholds for pollutant emissions or adversely impact air quality. Air emissions associated with the proposed action will be temporary. |
| Clean Water Act, as amended (33 USC § 1251 <i>et seq</i>) Rivers and Harbors Act of 1899 (33 USC § 403) Executive Order 11990, Protection of Wetlands, (42 FR 26961, 1977) | The proposed action is not expected to affect surface waters or drainages in any way. This action does not involve work or structures in navigable waters of the U.S. No wetlands occur within the proposed project area. |
| National Oceanic and Atmospheric Administration Federal Consistency Regulation (15 CFR part 930) Coastal Zone Management Act of 1972 (16 USC § 1451 <i>et seq</i>) California Coastal Act of 1976 | The existing building is outside of the jurisdiction of the California Coastal Commission or the Bay Conservation and Development Commission, and, thus, a consistency determination is not needed for the proposed action. |

Exhibit 4: Addendum to EIR/EIS

Hamilton Nursery Building Project

Army Corps of Engineers San Francisco District

| | |
|---|--|
| Endangered Species Act as amended (16 USC § 1531 <i>et seq</i>) | Inventories of listed and proposed endangered, threatened, and candidate species that may occur in the Novato USGS 7.5 minute quadrangle, where the project site occurs, were obtained from the U.S. Fish and Wildlife Service (USFWS) and the California Natural Diversity Database (CNDDDB). A summary of the inventories is provided in Appendix A.1. |
| Fish and Wildlife Coordination Act (16 USC § 661 <i>et seq</i>) | The proposed project is designed to minimize impacts to fish, wildlife, and existing habitat |
| Magnuson-Stevens Fishery Conservation and Management Act - Fishery Conservation Amendments of 1996, (16 USC § 1801 <i>et seq</i>) – Essential Fish Habitat (EFH) | No impacts to EFH are expected from the proposed action. |
| Migratory Bird Treaty Act (16 USC 703-711) | Impacts to Cliff Swallows will be avoided using the measures described in Section 5.3. No other impacts to migratory birds are expected from the proposed action. |
| Marine Mammal Protection Act (16 USC § 1361 <i>et seq</i>) | No impacts to marine mammals are expected from the proposed action. |
| National Marine Sanctuaries Act (16 USC 1§ 431 <i>et seq</i>) | |
| Marine Protection Research and Sanctuaries Act of 1972 (33 USC § 1401 <i>et seq</i>) | The proposed action will not take place in or near a national marine sanctuary. |
| National Historic Preservation Act (16 USC § 470 and 36 CFR part 800): Protection of Historic Properties | The State Historical Preservation Officer (SHPO) will be notified by the USACE of the proposed project and given the opportunity to comment on the proposed action. |
| Executive Order 11593: Protection and Enhancement of the Cultural Environment | See above. |
| Archaeological and Historic Preservation Act of 1974, (16 USC § 469 <i>et seq</i>) | See above. |
| Federal Water Project Recreation Act (16 USC § 4601 <i>et seq</i>) | The proposed action is not expected to impact recreation. |
| Abandoned Shipwreck Act of 1987, (43 USC § 2101 <i>et seq</i>) | None occur on the site. |
| Submerged Lands Act, (Public Law 82-3167; 43 USC § 1301 <i>et seq</i>) | None occur on the site. |

8.0 AGENCIES CONSULTED AND PUBLIC NOTIFICATION

The following federal, state, and local agencies, and various interested local individuals have been notified of the availability of this Environmental Assessment/ Initial Study for review and comment. A complete list of notified agencies can be found in Appendix E. A Public Notice of Availability of the EA/IS will be provided to other interested agencies, groups, and individuals.

A. Federal agencies:

- 1) U.S. Environmental Protection Agency (USEPA Region 9)
- 2) U.S. Fish and Wildlife Service (USFWS), Sacramento Office
- 3) National Marine Fisheries Service (NMFS), Santa Rosa Office
- 4) Advisory Council – Historic Preservation

B. State and local agencies:

- 1) Bay Conservation and Development Commission (BCDC)
- 2) California Coastal Commission (CCC)
- 3) California Department of Fish and Game (CDFG), Bay Delta Region Office
- 4) California State Historic Preservation Officer (SHPO)
- 5) California State Lands Commission (CSLC)
- 6) San Francisco Bay Regional Water Quality Control Board (SFRWQCB)
- 7) City of Novato Community Development Department
- 8) Marin County Community Development Agency

C. Other organizations and individuals

- 1.) Novato Library
- 2.) South Novato Library

9.0 MITIGATION MEASURES

The agency-preferred alternative is not expected to have negative impacts on environmental resources. Mitigation measures for potential temporary impacts are described with the relevant resources in Section 4. Additionally, best-management practices will be executed during construction to prevent any impacts from occurring.

10.0 DETERMINATIONS AND STATEMENT OF FINDINGS

The proposed conversion of the decommissioned Water Treatment Facility building to a mixed-use occupancy fully functional plant nursery facility with space to support nursery staff office work and public education would provide a means to meet the need for native container-grown plants for the phases of the HWRP, provide office space for the organization and oversight of restoration efforts, and present a unique opportunity to enhance public knowledge about wetland restoration through education and involvement. In addition to meeting the three project objectives, this proposed action would not be cost prohibitive, would not significantly increase traffic along Aberdeen (Todd) Road (a past concern for residents adjacent to the roadway), would provide the flexibility needed for the HWRP in terms of plant type, quantity, and timing

of propagation, and would facilitate meaningful public education about wetland restoration at the HWRP site. Therefore, the proposed action is the agency-preferred alternative.

No significant direct, indirect, or cumulative adverse impacts to environmental resources are expected from either the agency-preferred alternative or the no-action alternative. The no-action alternative will result in no change to the existing condition of environmental resources in and around the action area. Conversely, the agency-preferred alternative is expected to result in indirect benefits to special aquatic habitats, organisms, and special status species by facilitating wetland restoration at the HWRP site through creation and operation of a native plant nursery facility. Furthermore, this alternative would indirectly benefit public education by providing an on-site space for wetland restoration education and involvement.

Given that the agency-preferred alternative is not expected to adversely affect environmental resources and is expected to benefit specific resources, the agency-preferred alternative is also the environmentally-preferred alternative.

A Finding of No Significant Impact (FONSI) and CEQA Negative Declaration are anticipated (33 CFR Part 325; Title 14 C.C.R. §§ 15070-15075). The determination of whether to prepare the FONSI and Negative Declaration will be made after agency and individual comments are incorporated into this Environmental Assessment/ Initial Study. A draft FONSI is included with this document (Appendix B).

11.0 REFERENCES

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APPENDIX A: ENVIRONMENTAL COMPLIANCE

APPENDIX A.1: Species List

| SCIENTIFIC NAME | COMMON NAME | FED ESA STATUS | CA ESA STATUS | DFG STATUS | CNPS LIST | Habitat Requirements | Potential to Occur in Action Area | Reference |
|---------------------------------|--|----------------|---------------|------------|-----------|---|---|-----------|
| Invertebrates | | | | | | | | |
| <i>Syncaeris pacifica</i> | California freshwater shrimp | Endangered | Endangered | | | Coastal streams | No suitable habitat; Does not occur | a |
| <i>Talantites ubicki</i> | Ubick's gnaphosid spider | None | None | | | Serpentine soils in grassland habitats | Does not occur | c |
| <i>Calicina diminua</i> | Marin blind harvestman | None | None | | | Serpentine soils in grassland habitats | No serpentine soils present; Does not occur | d |
| <i>Vespericola marinensis</i> | Marin hesperian | None | None | | | Moist spots in coastal brush fields and chaparral vegetation, under leaves of cow parsnip, around spring seeps, in leaf mold, and in alder and mixed evergreen forest | No suitable habitat; Does not occur | e |
| <i>Tryonia initiator</i> | Mimic tryonia (=California brackishwater snail) | None | None | | | Brackish salt marshes | No suitable habitat; Does not occur | f |
| Fish | | | | | | | | |
| <i>Hypomesus transpacificus</i> | Delta Smelt | Threatened | Endangered | | | Endemic to the Sacramento-San Joaquin Estuary. Streams along the Pacific Coast of North America from Punta Gorda, Humboldt County, northern California, to the San Lorenzo River, Santa Cruz County, California | No suitable habitat; Does not occur | g |
| <i>Oncorhynchus kisutch</i> | Colho salmon - central CA coast | Endangered | Endangered | | | Spawns in fresh water; juveniles rear in fresh and estuarine water before migrating to the ocean | No suitable habitat; Does not occur | f |
| <i>Oncorhynchus mykiss</i> | Central CA coastal steelhead, Central Valley steelhead | Threatened | None | | | Spawns in fresh water; juveniles rear in fresh and estuarine water before migrating to the ocean | No suitable habitat; Does not occur | a |
| <i>Oncorhynchus tshawytscha</i> | Central Valley spring-run chinook salmon | Threatened | Threatened | | | Spawns in fresh water; juveniles rear in fresh and estuarine water before migrating to the ocean | No suitable habitat; Does not occur | a |
| <i>Oncorhynchus tshawytscha</i> | Winter-run chinook salmon, sacramento river | Endangered | Endangered | | | Spawns in fresh water; juveniles rear in fresh and estuarine water before migrating to the ocean | No suitable habitat; Does not occur | a |
| <i>Eucyclogobius newberryi</i> | Tidewater goby | Endangered | None | SSC | | Shallow lagoons and lower reaches of streams | No suitable habitat; Does not occur | a |
| Amphibians | | | | | | | | |
| <i>Rana draytonii</i> | California red-legged frog | Threatened | None | | | Permanent and semipermanent aquatic habitats, such as creeks and coldwater ponds, with emergent and submergent vegetation and riparian species along the edges; may estivate in rodent burrows or cracks during dry periods | No suitable freshwater habitat; surveys have not detected any in or around the action area; Not expected to occur | a |

| SCIENTIFIC NAME | COMMON NAME | FED ESA STATUS | CA ESA STATUS | DFG STATUS | CNPS LIST | Habitat Requirements | Potential to Occur in Action Area | Reference |
|--|-----------------------------|----------------|---------------|------------|-----------|---|--|-----------|
| <i>Rana boylei</i> | Foothill yellow-legged frog | None | None | SSC | | Creeks or rivers in woodlands or forests with rock and gravel substrate and low overhanging vegetation along the edge; usually found near riffles with rocks and sunny banks nearby | No suitable habitat; Does not occur | a |
| Birds | | | | | | | | |
| <i>Charadrius alexandrinus nivosus</i> | Western Snowy Plover | Threatened | | | | Nests on open, flat beaches and alluvial flats; forages on beaches and mudflats | No suitable habitat; Does not occur | a |
| <i>Pelecanus occidentalis californicus</i> | California Brown Pelican | Delisted | Delisted | | | Nests on coastal cliffs; forages in deep water | No suitable habitat; Does not occur | a |
| <i>Circus cyaneus</i> | Northern Harrier | None | None | SSC | | Grasslands, meadows, marshes, and seasonal and agricultural mudflats; forages on adjacent surf line, estuaries, or the open ocean | Observed at HWRP site; No suitable habitat in action area; Not expected to occur | a |
| <i>Sterna antillarum</i> | California least tern | Endangered | Endangered | | | Nests on sandy, upper ocean beaches, and occasionally uses mudflats; forages on adjacent surf line, estuaries, or the open ocean | No suitable habitat; Does not occur | a |
| <i>Strix occidentalis caurina</i> | Northern spotted owl | Threatened | None | | | Forests with moderate to high canopy closure dominated by large overstory trees | No suitable habitat; Does not occur | f |
| <i>Asio flammeus</i> | Short-eared owl | None | None | SSC | | Nests and forages in grasslands and marsh habitats | Observed at HWRP site; No suitable habitat in action area; Not expected to occur | a |
| <i>Ardea herodias</i> | Great blue heron | None | None | | | Freshwater or brackish marshes | No suitable habitat; Does not occur | |
| <i>Elanus leucurus</i> | White-tailed kite | None | None | FP | | Low foothills or valley areas with valley or live oaks, riparian areas, and marshes near open grasslands for foraging | Nearest known nesting site is approximately 0.5 miles northwest of Novato; Not expected to occur | a |
| <i>Lateralus jamaicensis coturniculus</i> | California black rail | None | Threatened | FP | | Tidal salt marshes associated with heavy growth of pickleweed; brackish marshes or freshwater marshes at low elevations | No suitable habitat; Does not occur | a |
| <i>Ballus longirostris obsoletus</i> | California clapper rail | Endangered | Endangered | FP | | Restricted to salt marshes and tidal sloughs; usually associated with heavy growth of pickleweed; feeds on mollusks removed from mud in sloughs | No suitable habitat; Does not occur | a |
| <i>Athene cunicularia</i> | Burrowing owl | None | None | SSC | | Rodent burrows in sparse grassland, desert, and agricultural habitats | Observed at HWRP site; Low quality suitable habitat in action area; Not expected to occur | a |

| SCIENTIFIC NAME | COMMON NAME | FED ESA STATUS | CA ESA STATUS | DFG STATUS | CNPS LIST | Habitat Requirements | Potential to Occur in Action Area | Reference |
|--|--------------------------------------|----------------|---------------|------------|-----------|---|---|-----------|
| <i>Geothlypis trichas sinuosa</i> | Saltmarsh common yellowthroat | None | None | SSC | | Freshwater marshes in summer and salt or brackish marshes in fall and winter; requires tall grasses, tules, and willow thickets for nesting and cover | No suitable habitat; Does not occur | a |
| <i>Melospiza melodia samuelis</i> | San Pablo song sparrow | None | None | SSC | | Brackish and tidal marshes supporting: arails, tules, various sedges, pickleweed, and riparian scrub | No suitable habitat; Does not occur | a |
| Mammals | | | | | | | | |
| <i>Antrozous pallidus</i> | Pallid bat | None | None | SSC | | Low elevation rocky and desert and canyonlands, shrub-steppe grasslands, larst formations, and higher elevation coniferous forests | No suitable habitat; Does not occur | h |
| <i>Reithrodontomys raviventris</i> | Saltmarsh harvest mouse | Endangered | Endangered | FP | | Brackish and salt marshes; primarily associated with pickleweed | No suitable habitat; Does not occur | a |
| Habitats | | | | | | | | |
| Northern Coastal Salt Marsh | Northern Coastal Salt Marsh | None | None | | | | Habitat not present | |
| Coastal Brackish Marsh | Coastal Brackish Marsh | None | None | | | | Habitat not present | |
| Plants | | | | | | | | |
| <i>Hemizonia congesta</i> ssp. <i>congesta</i> | Seaside tarplant | None | None | | 1B.2 | Northern Coastal Scrub, valley grasslands | No suitable habitat; Does not occur | l |
| <i>Amsinckia linearis</i> | Bent-flowered fiddleneck | None | None | | 1B.2 | Valley grasslands; foothill woodlands | No suitable habitat; Does not occur | l |
| <i>Streptanthus glandulosus</i> ssp. <i>pulchellus</i> | Mount Tamalpais bristly jewel-flower | None | None | | 1B.2 | Chaparral and grasslands with serpentine soils | No suitable habitat; Does not occur | a |
| <i>Arctostaphylos hookeri</i> ssp. <i>montana</i> | Mt. Tamalpais manzanita | None | None | | 1B.3 | Chaparral, valley grasslands | No suitable habitat; Does not occur | l |
| <i>Hesperolinon congestum</i> | Marin western flax | Threatened | Threatened | | 1B.1 | Serpentine soils in grassland or chaparral habitats | No serpentine soils present; Does not occur | a |
| <i>Eriogonum luteolum</i> var. <i>caninum</i> | Tiburon buckwheat | None | None | | 1B.2 | Coastal prairie, Chaparral, valley grasslands | No suitable habitat; Does not occur | l |
| <i>Navarretia leucocephala</i> ssp. <i>bakeri</i> | Baker's navarretia | None | None | | | Yellow Pine forest, Northern Oak woodland, foothill woodlands, valley grasslands, freshwater wetlands, wetland-riparia | No suitable habitat; Does not occur | l |
| <i>Cordylanthus maritimus</i> ssp. <i>palustris</i> | Point Reyes bird's-beak | None | None | | 1B.1 | Salt marshes | No suitable habitat; Does not occur | l |
| | | None | None | | 1B.2 | | No suitable habitat; Does not occur | a |

a Jones and Stokes 1998

c Ubick and Moody 1995

d California Department of Fish and Game, Retrieved August, 9 2010

e Marin County Community Development Agency 2008

f NatureServe 2010

g Goals Project 2000

h Sherwin and Rambaldini 2005

i Calflora 2010

APPENDIX A.2: CEQA Initial Study Checklist

Association of Environmental Professionals 2010

CEQA Guidelines Appendices

- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

SAMPLE QUESTION

Issues:

| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| See Hamilton Nursery Building Project EA - 5.10 Aesthetics (p. 19) | | | | |
| <u>I. AESTHETICS.</u> Would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>II. AGRICULTURE AND FORESTRY RESOURCES.</u> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project: | | | | |
| See Hamilton Nursery Building Project EA - 5.11 Land Use (p. 19) | | | | |

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

**See Hamilton Nursery Building
Project EA - 5.4 Air Quality (p. 13)**

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| IV. BIOLOGICAL RESOURCES: | | | | |
| Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

See Hamilton Nursery Building Project EA - 5.2 Habitat (p. 10) and 5.3 Biological Resources (p.12)

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See Hamilton Nursery Building Project EA - 5.14 Cultural and Historic Resources (p. 22)

| Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

V. CULTURAL RESOURCES. Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- d) Disturb any human remains, including those interred outside of formal cemeteries?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

VI. GEOLOGY AND SOILS. Would the project:

See Hamilton Nursery Building Project EA - 5.5 Geology and Soils (p. 14)

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
- ii) Strong seismic ground shaking?
- iii) Seismic-related ground failure, including liquefaction?
- iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| VII. GREENHOUSE GAS EMISSIONS. Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

See Hamilton Nursery Building
Project EA - 5.4 Air Quality (p. 13)

See Hamilton Nursery Building
Project EA - 5.13 Safety and
Hazardous Materials (p. 21)

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IX. HYDROLOGY AND WATER QUALITY.
Would the project:

**See Hamilton Nursery Building
Project EA - 5.1 Water (p. 9)**

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>X. LAND USE AND PLANNING.</u> Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**See Hamilton Nursery Building
Project EA - 5.11 Land Use (p. 19)**

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XI. MINERAL RESOURCES. Would the project:

See Hamilton Nursery Building Project
EA - 5.5 Geology and Soils (p. 14)

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

See Hamilton Nursery Building
Project EA - 5.6 Noise (p. 15)

XII. NOISE -- Would the project result in:

| | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| See Hamilton Nursery Building Project EA - 5.11 Land Use (p. 19) | | | | |
| <u>XIII. POPULATION AND HOUSING.</u> Would the project: | | | | |
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>XIV. PUBLIC SERVICES.</u> | | | | |
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <u>XV. RECREATION.</u> | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| See Hamilton Nursery Building Project EA - 5.7 Recreation (p. 17) | | | | |

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XVI. TRANSPORTATION/TRAFFIC. Would the project:

See Hamilton Nursery Building
Project EA - 5.8 Transportation (p. 17)

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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**See Hamilton Nursery Building
Project EA - 5.12 Utilities (p. 20)**

| Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|------------------------------------|--------------|
|--------------------------------------|--|------------------------------------|--------------|

XVII. UTILITIES AND SERVICE SYSTEMS.

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

g) Comply with federal, state, and local statutes and regulations related to solid waste?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

**See Hamilton Nursery Building
Project EA - 5.2 Habitat (p. 10) and
5.3 Biological Resources (p.12)**

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| | Potentially Significant Impact | Less Than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|-------------------------------------|--------------------------|
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| See Hamilton Nursery Building Project EA - 5.15 Irreversible Changes and Cumulative Effects (p. 23) | | | | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| See Hamilton Nursery Building Project EA - Section 5.0 Impacts (p. 9) | | | | |

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors*, (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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APPENDIX B: DRAFT FINDING OF NO SIGNIFICANT IMPACT**DRAFT
FINDING OF NO SIGNIFICANT IMPACT (FONSI)**

(33 CFR Part 230-325)

Hamilton Nursery Building Project
Novato, Marin County, California

1. Action: Conversion of the decommissioned Water Treatment Facility building on the former Hamilton Army Airfield property into a mixed-use occupancy facility functioning as a fully operational plant nursery with office space to support nursery staff and a center for public education about wetland restoration. Utility connections for potable water, sanitary sewer service, electrical power, and telecommunications, and potentially an additional bathroom, will be installed and tied into existing utility hookups near the property. Repairs necessary to bring the building into compliance with all applicable codes will be completed. A chain-link fence and nursery equipment will be installed around the existing building. Once complete, operation of the plant nursery will continue over approximately the next 20 years to meet the future propagation needs of the Hamilton Wetland Restoration Project.
2. Factors Considered: Factors considered for this FONSI were direct, indirect, and cumulative impacts to air and water quality, aquatic and terrestrial habitat, biologic resources, endangered/threatened species, recreation and public facilities/services, transportation and traffic, noise, aesthetics, land use, public health and safety, hazardous and toxic materials, energy consumption and generation, and cultural and historic resources.
3. Conclusion: Based on a review of information incorporated in the Supplemental Environmental Assessment, including views of the Corps, general public, and resource agencies having special expertise or jurisdiction by law, the Corps concludes the permitted activity would not significantly affect the quality of the human environment. Pursuant to the provisions of the National Environmental Policy Act of 1969, the preparation of an additional Environmental Impact Statement (EIS) will therefore, not be required.

Approved by:

Torrey A. DiCiro
Lieutenant Colonel, U.S. Army
District Commander

Date

APPENDIX C: MAPS AND DRAWINGS

APPENDIX C.2: Area Map and Site Drawing

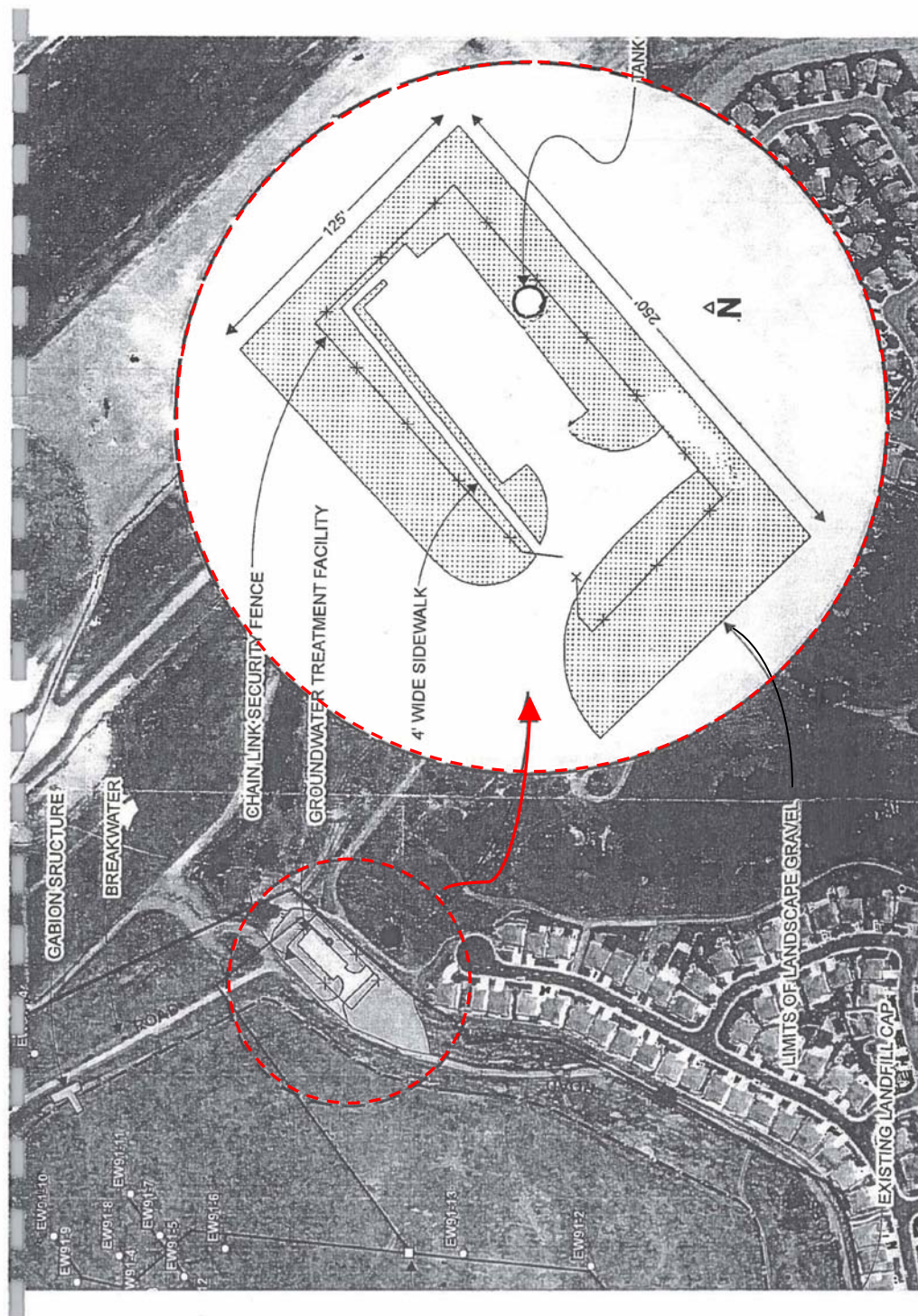
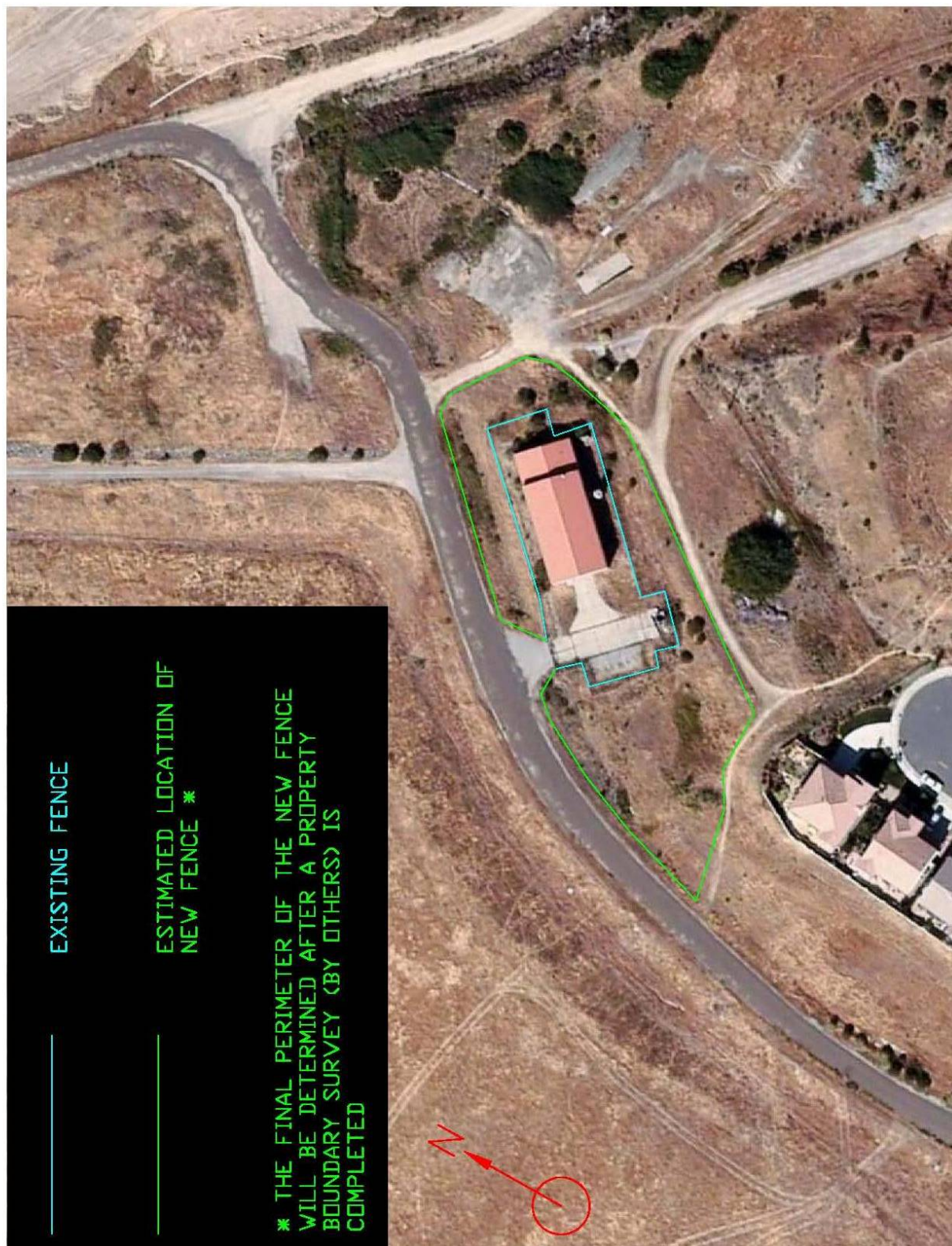


Figure 4. Location and layout of the decommissioned groundwater treatment facility at Hamilton Army Airfield, Novato, CA. Building and grounds (inset) must be rotated 120° clockwise to align with Figures 5 and 6. Photo and layout courtesy of the US Army Corps of Engineers, February 2010.

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APPENDIX C.4: Hamilton Nursery Building Fence Location

APPENDIX D: AGENCY AND PUBLIC PARTICIPATION

| Agency | Date notified |
|---|-------------------------------|
| U.S. Environmental Protection Agency, Region IX | Mailing sent August 27, 2010. |
| U.S. Fish and Wildlife Service, Sacramento Office | |
| National Marine Fisheries Service (NMFS), Santa Rosa Office | |
| California Coastal Commission | |
| California Department of Fish and Game, Bay Delta Region Office | |
| State Historic Preservation Officer | |
| California State Lands Commission | |
| San Francisco Regional Water Quality Control Board | |
| San Francisco Bay Conservation and Development Commission | |
| Marin County Community Development Agency | |
| City of Novato Community Development Department | |

APPENDIX E: PREPARERS

For further information regarding this document, contact:

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